

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Woodberry Place,
156 ft. E of Jerico Road*
11th Election District
5th Councilmanic District
(11905 Woodberry Place)

* BEFORE THE
DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-389-A

Melinda S. & William N. Colonna
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Melinda S. and William N. Colonna. The variance request is for property located at 11905 Woodberry Place in the Kingsville area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a building addition setback of 11 ft. to side property line and 65 ft. to street centerline in lieu of 50 ft. and 75 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 7, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

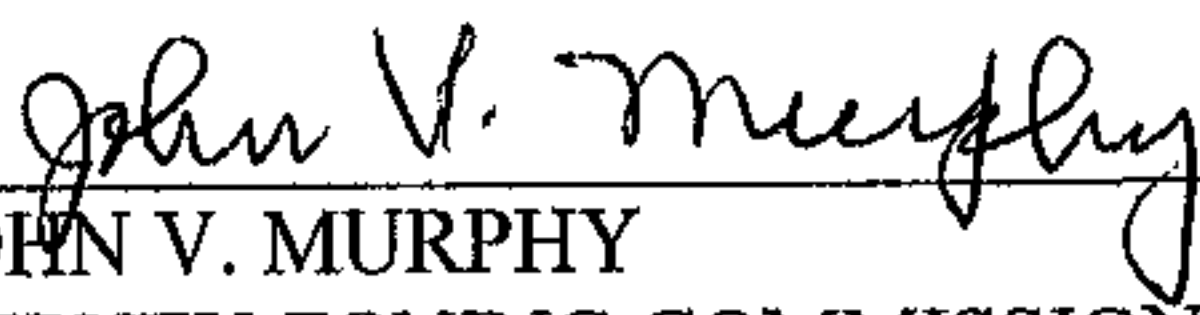
ORDER RECEIVED FOR FILING
Date 3/31/04
By R. O'Connell

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 31 day of March, 2004, that a variance from Section from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a building addition setback of 11 ft. to side property line and 65 ft. to street centerline in lieu of 50 ft. and 75 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning said property to its original condition;



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 3/31/04
By J.R. Johnson

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

March ³¹~~29~~, 2004

Mr. & Mrs. William N. Colonna
11905 Woodberry Place
Kingsville, Maryland 21087

Re: Petition for Administrative Variance
Case No. 04-389-A
Property: 11905 Woodberry Place

Dear Mr. & Mrs. Colonna:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11905 Woodberry Place
 which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 TO PERMIT A BUILDING ADDITION SETBACKS OF 11 FT. TO ^{SIDE} PROPERTY LINE AND 65 FT. TO STREET CENTERLINE (IN LIEU OF 50 FT. AND 75 FT. RESPECTIVELY)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print _____
 Signature _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Name - Type or Print William N. Colonna III
 Signature _____
 Name - Type or Print Melinda S. Colonna
 Signature _____
 Address 11905 Woodberry Place Telephone No. 410-592-7259 (h.)
410-599-6500 (w.)
 City Kingsville State MD Zip Code 21087

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print _____
 Signature _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Name _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-389-A

Reviewed By JL Date 2/24/04

Estimated Posting Date 3/07/04

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

11905 Woodberry Place
Address
Kingsville, MD City 21087 State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

This request is for reasons of practical difficulty whereby:

1. Our house already sits within the 50 foot setbacks, due to its historical setting (mill village where houses were built closer together. Our lot is only approx. 80 ft. wide. It is impossible for us to comply with the setbacks.
2. The zoning category of RC-5 is appropriate for the area, with exception to our street of mill homes built in 1825, with long narrow lots.
3. Other homes on our court have permanent structures and additions that are much closer to the property line than our proposed addition. Some sit inches off the property line. (see photos)
4. We have lived here since 1987 and were key in having this area designated as an historic district. We have spent thousands of dollars restoring our home, and wish to live here permanently, but cannot do so without this expansion.
5. We can only expand off the side of our house due to aesthetics, a very steep hill in back, and location of our septic and drain fields.

M. S. Colonna

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William N. Colonna, III
Signature

William N. Colonna, III
Name - Type or Print

Melinda S. Colonna
Signature

Melinda S. Colonna
Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William N. Colonna, III & Melinda S. Colonna
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

2/12/04
Date

Elizabeth A. Richardson
Notary Public

My Commission Expires _____

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 11905 Woodberry Place
City Kingsville State MD Zip Code 21087

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

This request is for reasons of practical difficulty whereby:

1. Our house already sits within the 50 foot setbacks, due to its historical setting (mill village where houses were built closer together. Our lot is only approx. 80 ft. wide. It is impossible for us to comply with the setbacks.
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M. S. Colonna

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William N. Colonna, III
Signature

William N. Colonna, III
Name - Type or Print

Melinda S. Colonna
Signature

Melinda S. Colonna
Name - Type or Print

STATE OF MARYLAND, COUNTY OF ^{Harford} BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William N. Colonna III & Melinda S. Colonna
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Elizabeth A. Richardson
Notary Public

My Commission Expires _____



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11905 Woodberry Place
 which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) (A04.3.B.2 To Permit a

Building addition setbacks of 11 ft. to ^{SIDE} property line and 65 ft. to street centerline in lieu of 50 ft. and 75 ft respectively)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
 Signature _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Legal Owner(s):

William N. Colonna, III
 Name - Type or Print _____
 Signature _____
Melinda S. Colonna
 Name - Type or Print _____
Melinda A. Colonna
 Signature _____ Telephone No. 410-592-7259 h
11905 Woodberry Place Telephone No. 410-529-6500 w.
 Address _____
Kingsville, MD State 21087 Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
 Signature _____
 Company _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 04 389 A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JL Date 2/24/04
 Estimated Posting Date 3/07/04

ZONING DESCRIPTION

389

ZONING DESCRIPTION FOR 11905 Woodberry Place, Kingsville, MD

Beginning at a point on the south side of Woodberry Place, which is 50 feet wide at the distance of 156 feet east of the centerline of the nearest improved intersecting street, Jericho Road, which is 22 feet wide. Being Lot # 9 and # 11 (no block # or section #) in the subdivision of Franklinville as recorded in Baltimore County Plat Book #9/65, Folio # 474, containing 12,283 square feet/.31 acres. Also known as 11905 Woodberry Place and located in the 11th Election District, 5th Councilmanic District.

BAITMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

199^A No. 19055

DATE

2/24/04

ACCOUNT

119055 UNDERBERRY R.

AMOUNT

\$ 865.00

RECEIVED

FROM

Calvin M. B.

FOR:

RV

119055 UNDERBERRY R.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION

2/24/2004 14:02:53

REC'D MAIL JCOA, JE

RECEIPT # 3228 2/24/2004

5 528 ZIMING VERIFICATION

EX. NO. 019055

Rec'd for

\$865.00

BAITMORE COUNTY, MARYLAND

CASHER'S VALIDATION

CERTIFICATE POSTING

RE: Case No.: 04-389-A

Petitioner/Developer: WM. & MELINDA COLONNA

Date of Hearing/Closing: 3/22/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: KRISTEN MATTHEWS

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

11905 WOODBERRY PL.

The sign(s) were posted on 3/7/04
(Month, Day, Year)

CASE # 04-389-A

Sincerely,

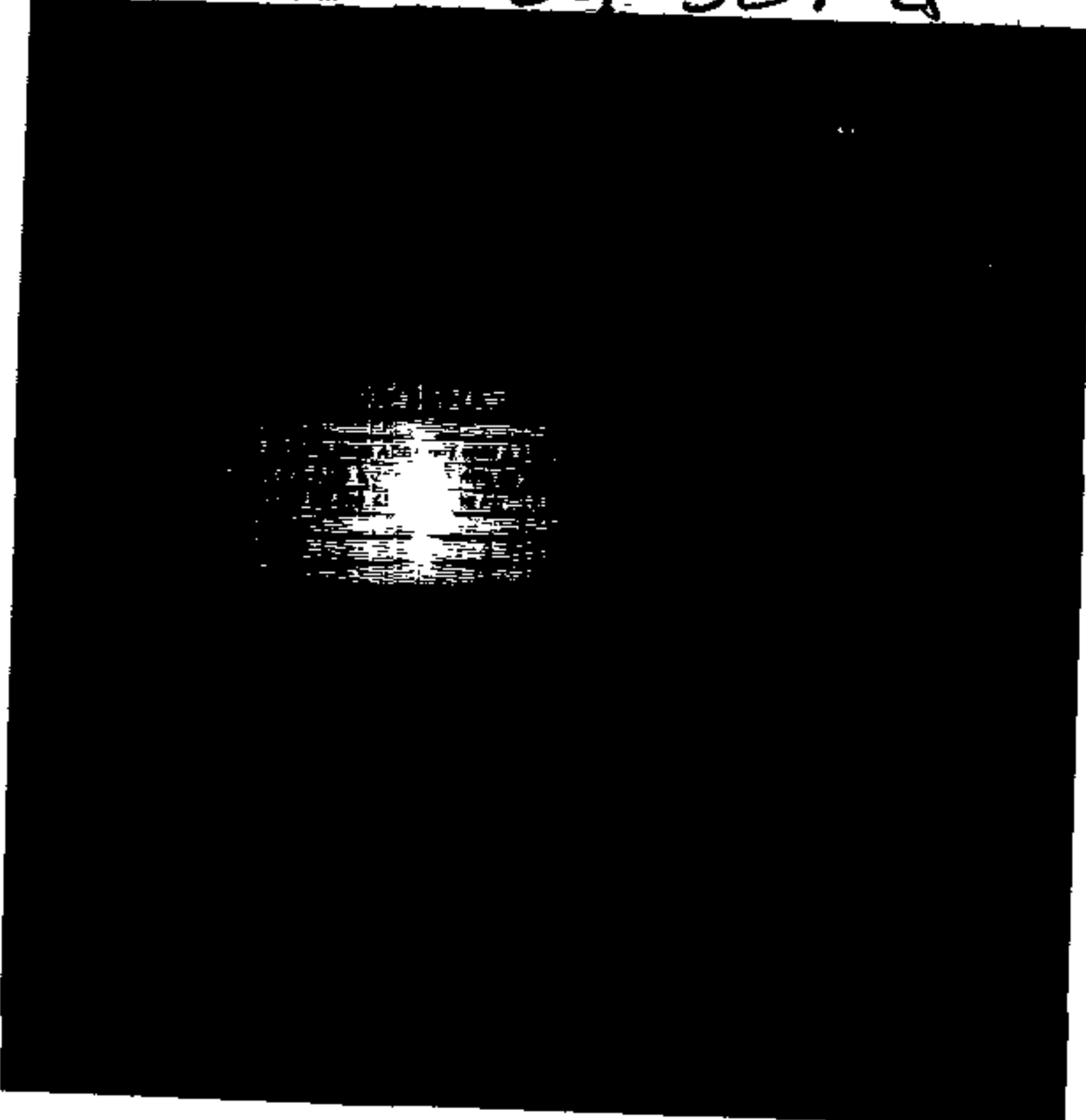
Richard E. Hoffman 3/7/04
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



11905 WOODBERRY PL.
POSTED 3/7/04
Richard E. Hoffman 3/7/04

RECEIVED
MAR 17 2004
DEPT. OF PERMITS AND
DEVELOPMENT 1000 1/2 ST

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 04 389 A

Petitioner: r Colonna

Address or Location: r 11905 Woodberry Place

PLEASE FORWARD ADVERTISING BILL TO:

Name: Melinda Colonna

Address: 11905 Woodberry Place
Kingsville, MD 21087

Telephone Number: 410-592-7259

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 389 -A Address 11905 WOODBERRY PLACE

Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner: Please Print Your Name

Filing Date: 2/24/04 Posting Date: 3/07/04 Closing Date: 3/22/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number

POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Contact Agency Bureau

petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04- 389 -A Address 11905 WOODBERRY PLACE

Petitioner's Name COLONNA (WILLIAM + MELINDA) Telephone 410 592 7259

Posting Date: 3/04/04 Closing Date: 3/22/04

Loading for Sign: To Permit A BUILDING ADDITION WITH A SIDE SETBACK OF 11 FT. AND A STREET CENTERLINE SETBACK OF 65 FT. IN LIEU OF 50 FT. AND 75 FT. RESPECTIVELY

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 22, 2004

William N. Colonna
Melinda S. Colonna
11905 Woodberry Place
Kingsville, Maryland 21087

Dear Mr. and Mrs. Colonna:

RE: Case Number: 04-389-A, 11905 Woodberry Place

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 24, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.27.04

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 389 JLL

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

K Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotreco
FROM: R. Bruce Seeley *MS*
DATE: March 25, 2004
SUBJECT: Zoning Item # 04-389
Address 11905 Woodberry Place
Colonna Property

Zoning Advisory Committee Meeting of March 1, 2004

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

GROUNDWATER MANAGEMENT

Prior to approval of a building permit, a variance to allow the proposed addition to be less than thirty feet (30') from the water well must be submitted to, and be approved by Groundwater Management.

Reviewer: Sue Farinetti

Date: March 8, 2004

Granted 3/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 6, 2004

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED

APR - 6 2004

SUBJECT: 11905 Woodberry Place

INFORMATION:

Item Number: 4-389

ZONING COMMISSIONER

Petitioner: William N. Colonna, III

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the petitioner's request be APPROVED. The proposed addition was also reviewed and approved by the LPC on March 11, 2004.

Prepared by: *Maek A. Coughlin*

Division Chief: *[Signature]*


AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: March 25, 2004

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For March 8, 2004
Item Nos. 349, 376, 377, 378, 379, 380,
381, 382, 384, 385, 388, and 389

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

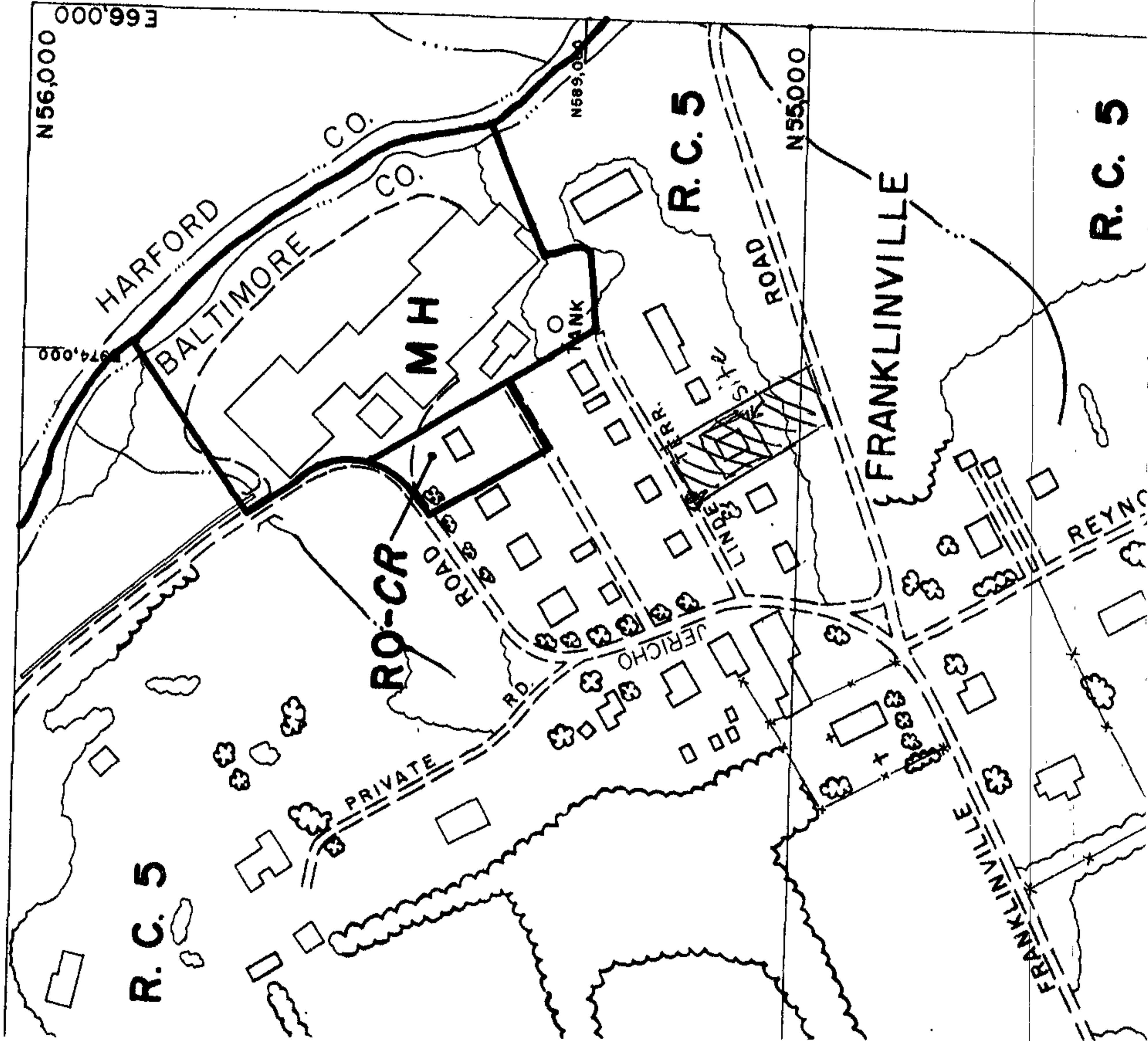
RWB:CEN:jrb

cc: File

NE 144

1" = 200'

389



Zoning Map
 Attachment for Column
 11905 Woodberry Place

EXHIBIT
389

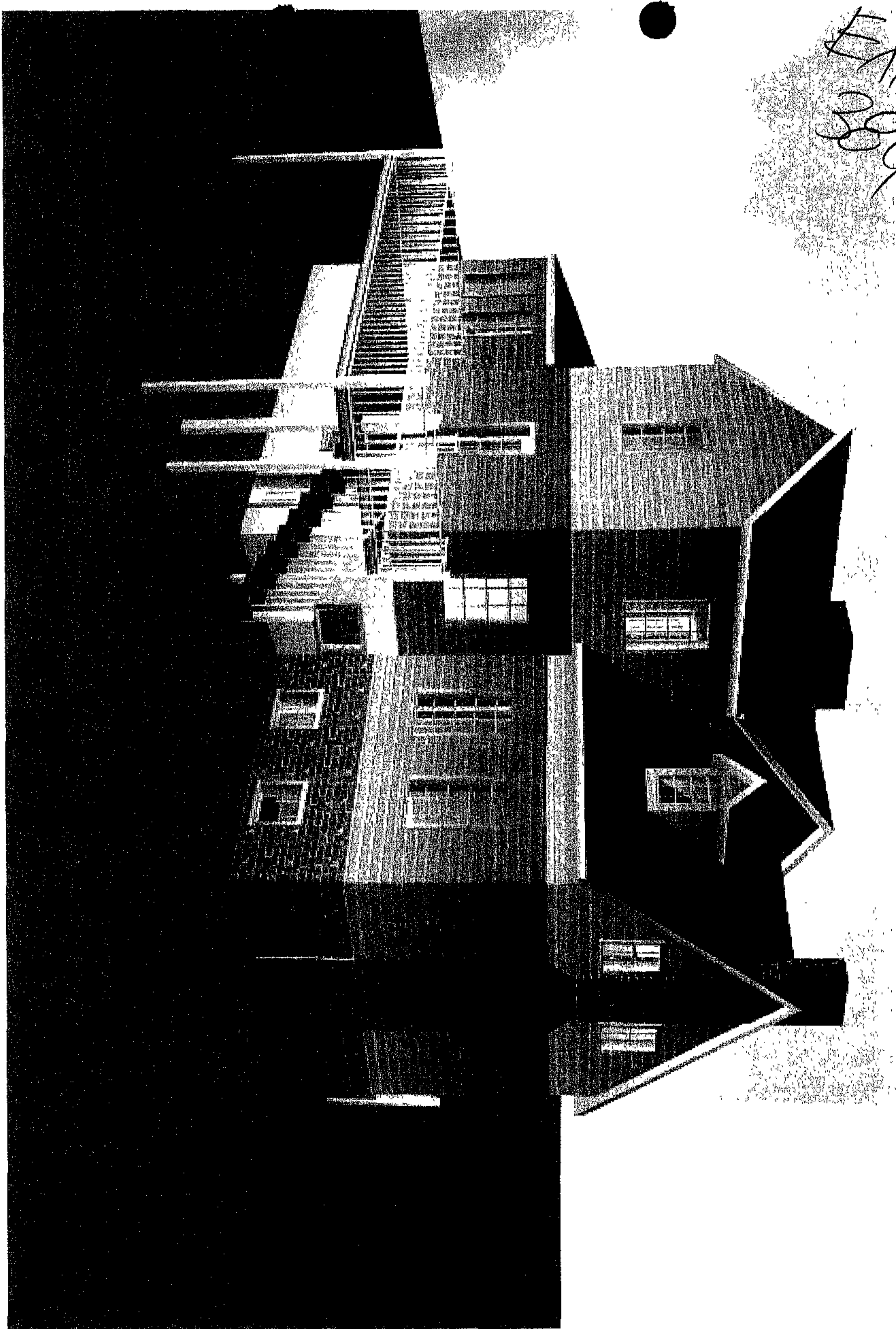
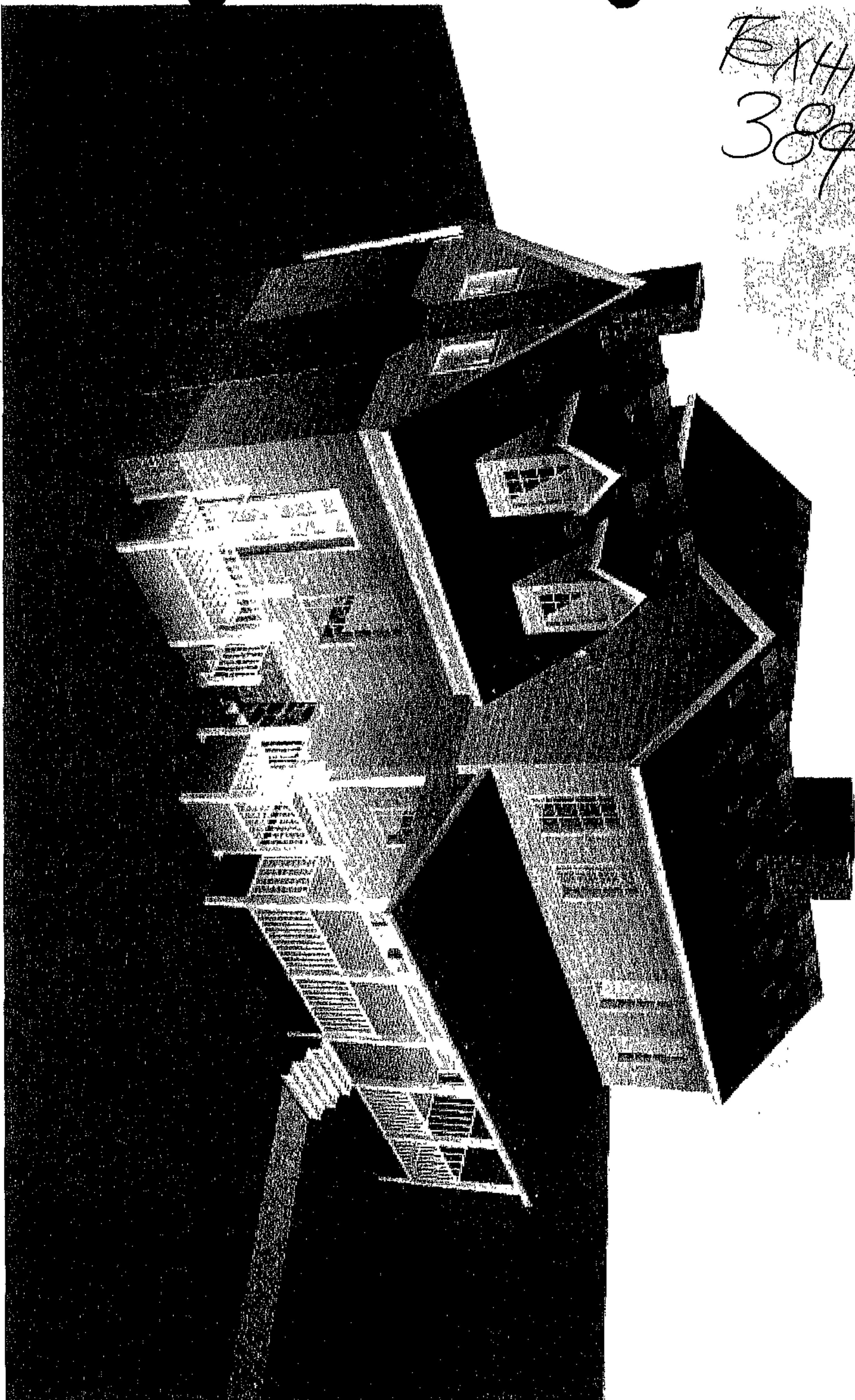


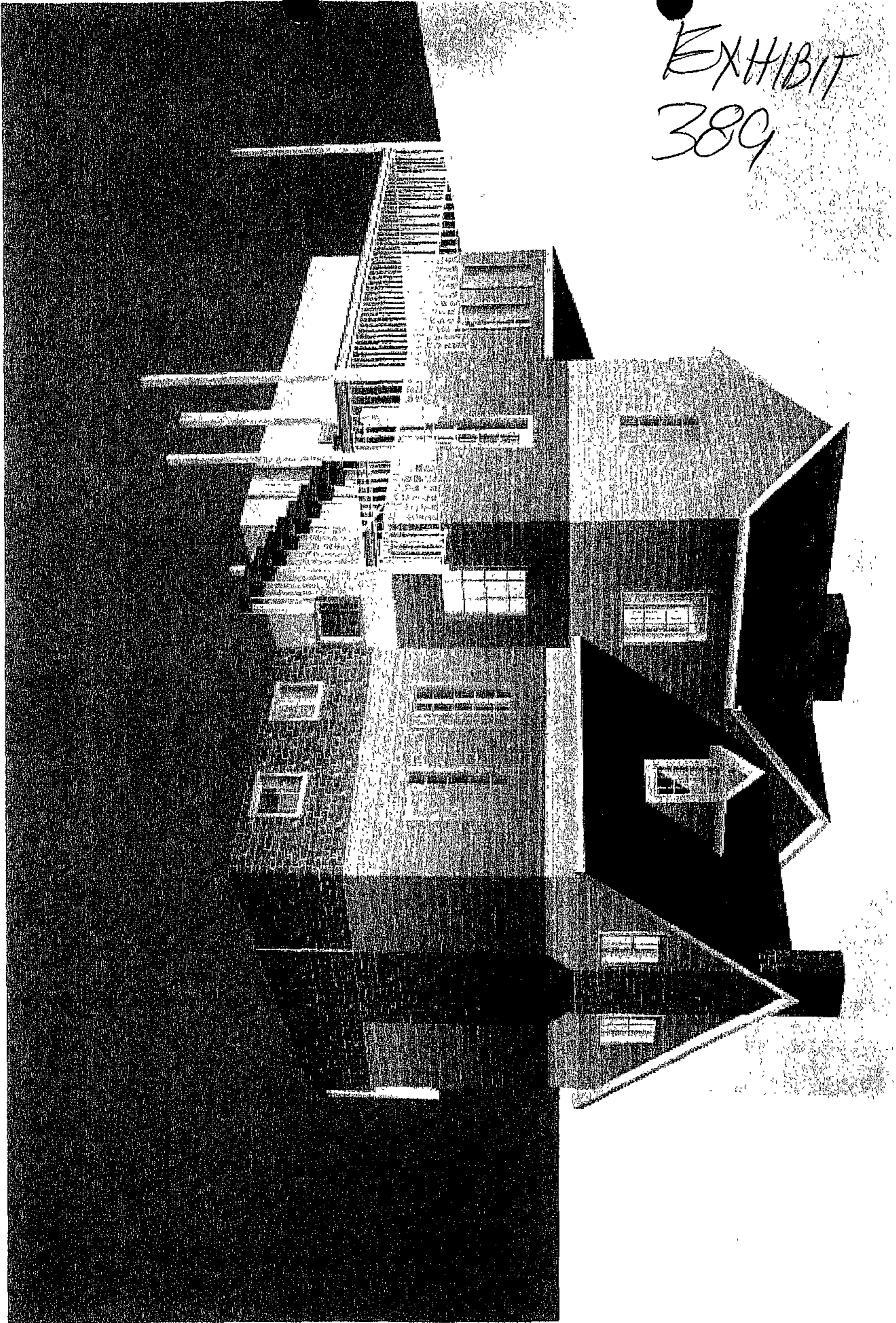
EXHIBIT
389



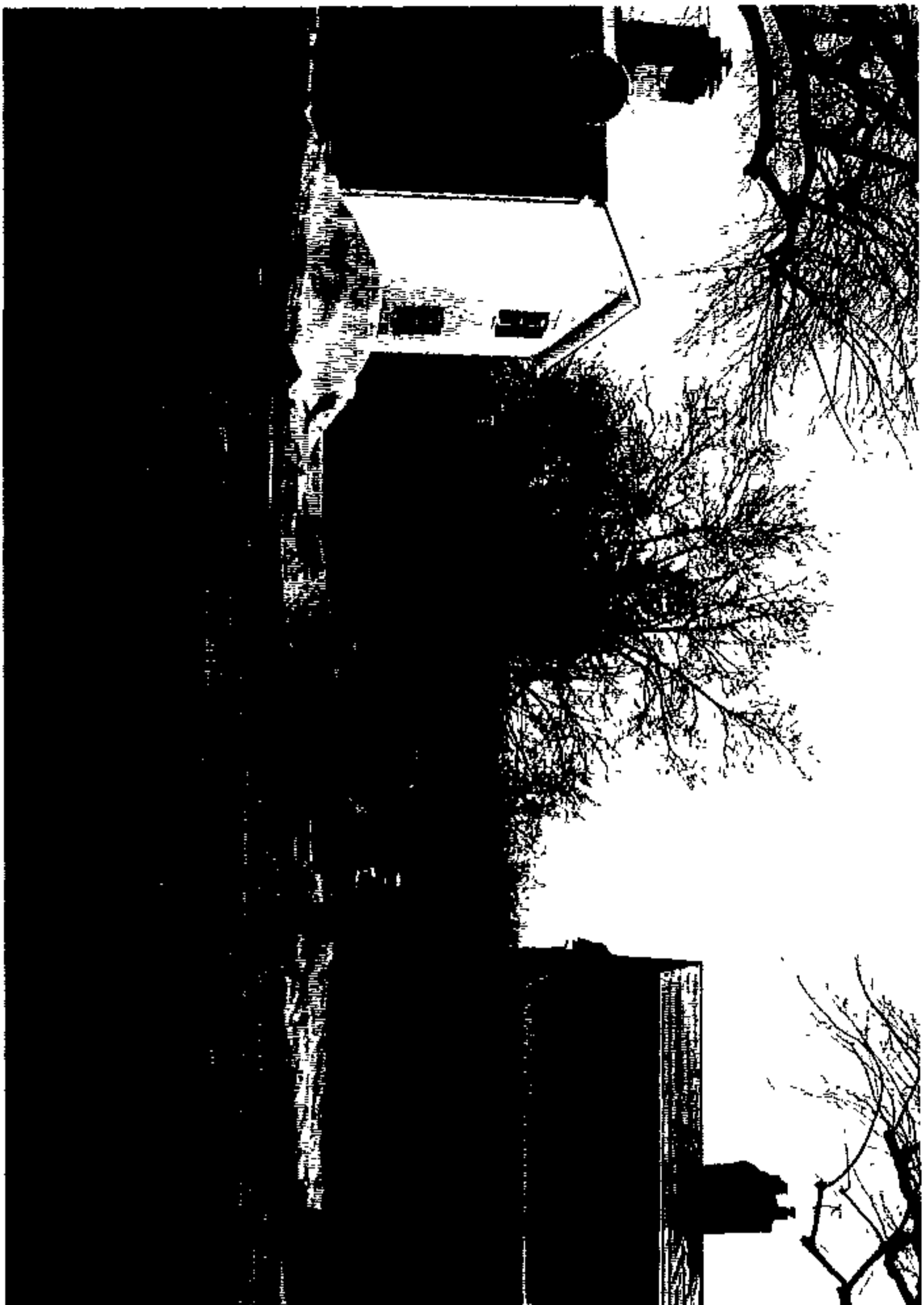
Proposed Addition for 11905 Woodberry Place

- 1 Porch for addition is straight off and much smaller
- 2 It's not apparent by the picture but addition is half the width of the original structure.

EXHIBIT
389



200

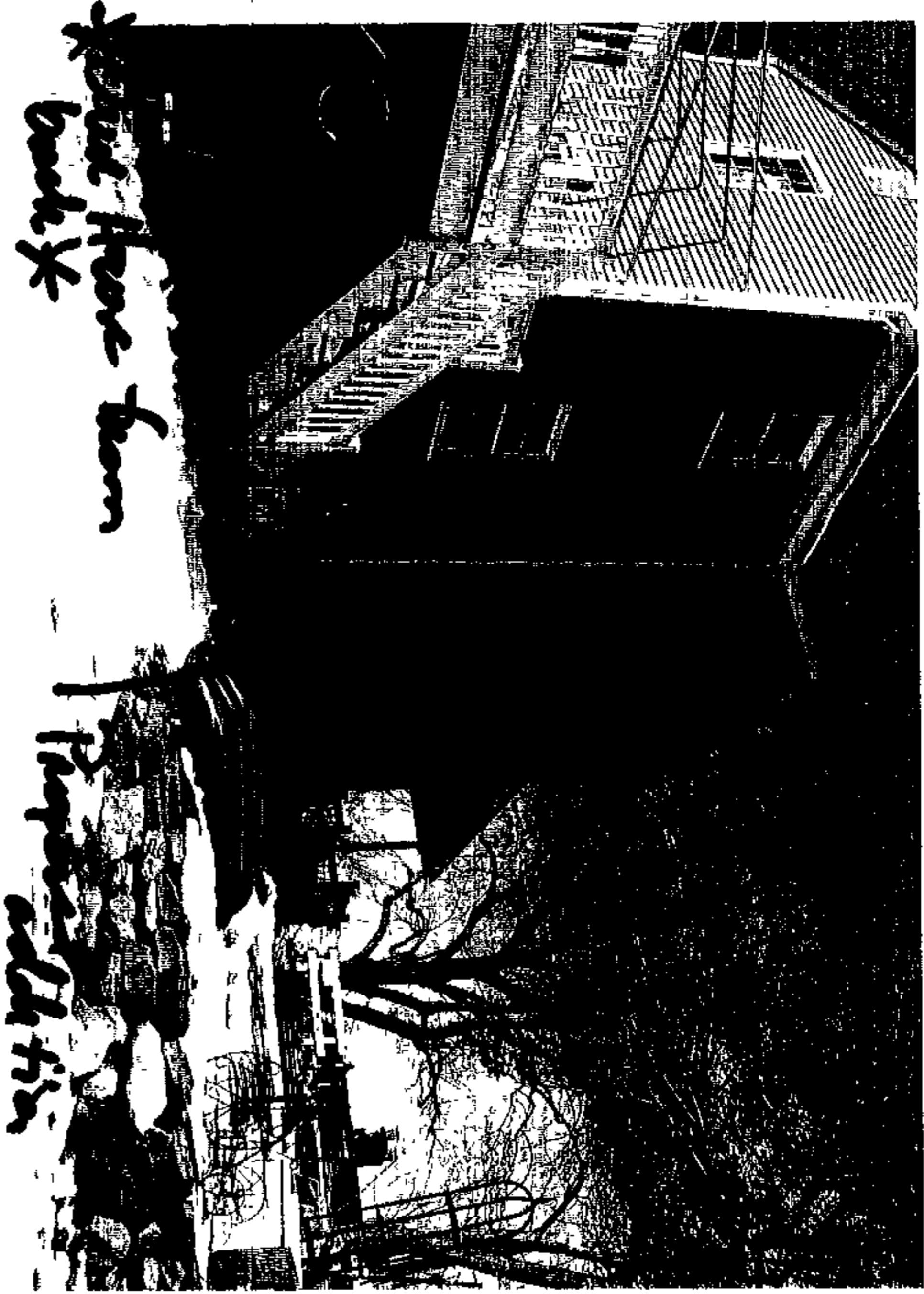


11905 Woodberry Place
Proposed addition to
be added



389

*

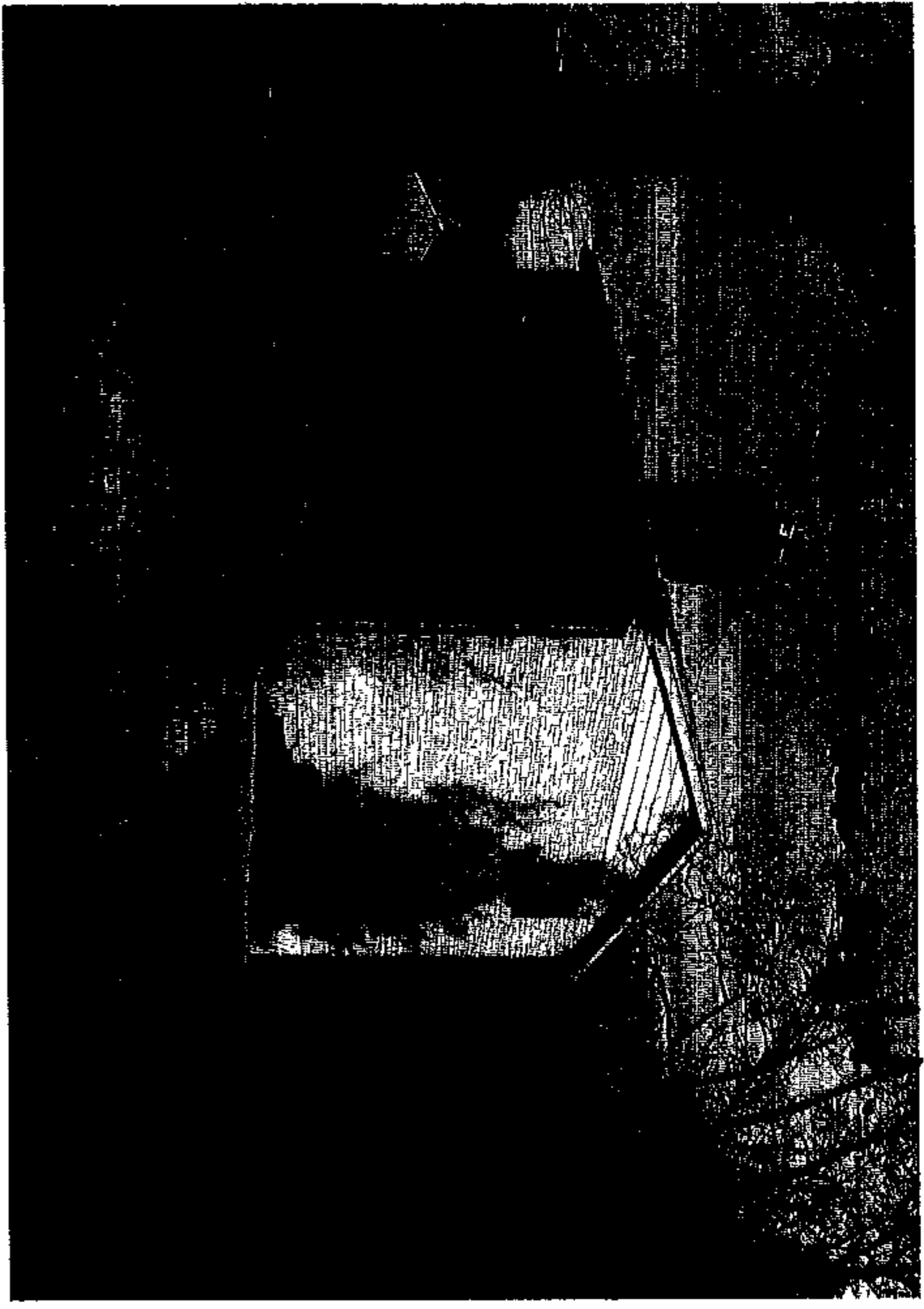


Just here from
back

Proper
addition



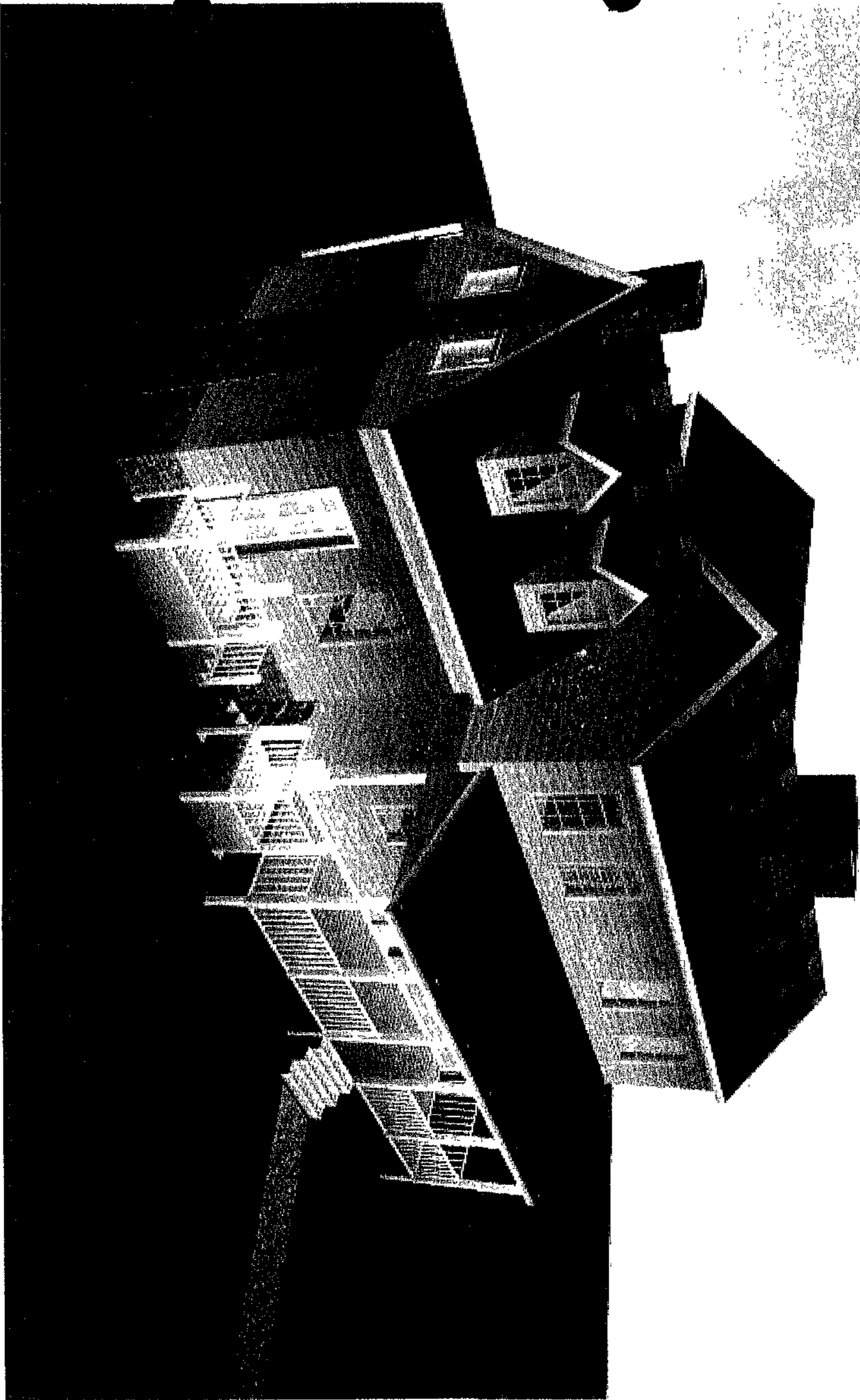
Our backyard w/ sheep keep off



Our House

EXHIBIT
389

- Proposed Addition for 11905 Woodberry Place
1. Pitch for addition is straight off and much smaller
 2. It's not apparent by the picture but addition is half the width of the original structure.



Signature of all residents on Woodberry Place
which designates their approval of addition

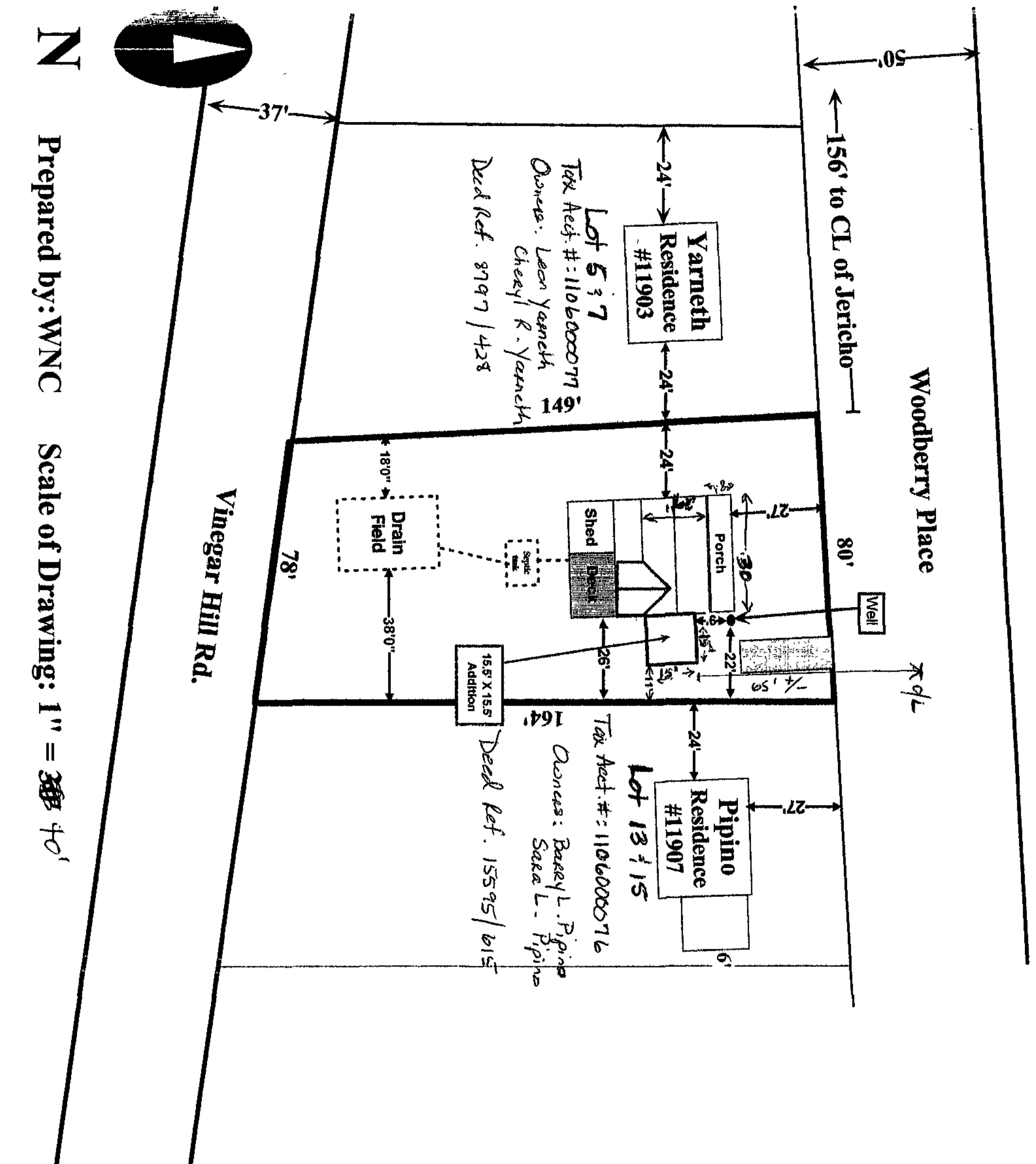
389
EXHIBIT

I am a homeowner on Woodberry Place in Kingsville and have reviewed a copy of the attached design and plat outline of the proposed addition at 11905 Woodberry Place. I am in favor of this proposed addition and am in favor of a variance necessary for this addition to comply with existing zoning, as my signature indicates below.

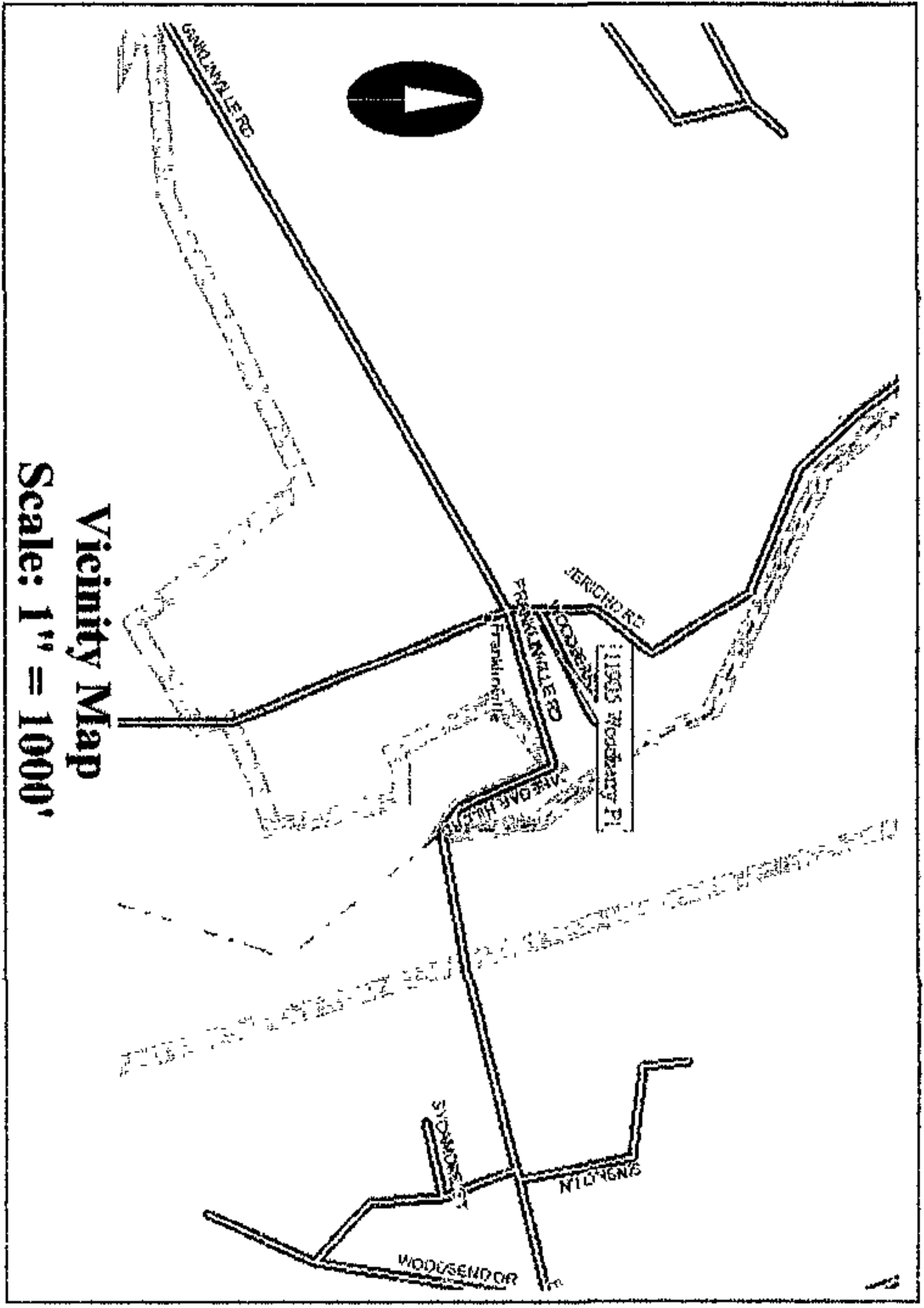
	Signature	Date
Timothy and Jean Riesette 11901 Woodberry Place Kingsville, Maryland 21087	<u>Tim Riesette</u>	<u>11/30/03</u>
	<u>Jean Riesette</u>	<u>11/30/03</u>
Daniel and Angela Risley 11902 Woodberry Place Kingsville, Maryland 21087	<u>Dan Risley</u>	<u>11/30/03</u>
	<u>Angela A. Risley</u>	<u>11/30/03</u>
Leon and Cheryl Yarneth 11903 Woodberry Place Kingsville, Maryland 21087	<u>Cheryl Yarneth</u>	<u>11/30/03</u>
	<u>Leon Yarneth</u>	<u>11/30/03</u>
Richard and Patricia Decker 11904 Woodberry Place Kingsville, Maryland 21087	<u>Richard Decker</u>	<u>11/30/03</u>
	<u>Patricia Decker</u>	<u>11-30-03</u>
John and Patricia Franz 11906 Woodberry Place Kingsville, Maryland 21087	<u>John Franz</u>	<u>12/01/03</u>
	<u>Patricia A. Franz</u>	<u>1/21/04</u>
Barry and Sarah Pipino 11907 Woodberry Place Kingsville, Maryland 21087	<u>Barry Pipino</u>	<u>1-7-04</u>
	<u>Sarah Pipino</u>	<u>1-18-04</u>
Paul and Patricia Henry 11908 Woodberry Place Kingsville, Maryland 21087	<u>Paul Henry</u>	<u>11/30/03</u>
	<u>Patricia Henry</u>	<u>11-30-03</u>
William Barton 11909 Woodberry Place Kingsville, Maryland 21087	<u>William F. Barton</u>	<u>12-3-03</u>

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Property Address: 11905 Woodberry Place
 Subdivision Name: Franklinville
 Plat Book # 9/65 Folio # 474 Lot # 9 & 11 Section # N/A
 Owner: William & Melinda Colonna
 Date: 11-1-03



N
 Prepared by: WNC Scale of Drawing: 1" = ~~300~~ 40'



Location Information

Election District: #11
 Councilmanic District: #5
 1"=200' Scale Map # NE 14 K
 Zoning: R.C. 5
 Lot Size: .31 12,283
 Acreage Public Private
 Sewer X X
 Water X Yes No
 Chesapeake Bay X
 Critical Area
 100 Year Flood Plain X
 Historic Property X
 Prior Zoning Hearing X

Zoning Office Use Only		
Reviewed By	Item #	Case #
SL	389	

Rec. #1

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 1, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 1, 2004

Item No.: 349, 376-389

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info

